091.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	814,900 / 814,900
					USE VALUE:	814,900 / 814,900
					ASSESSED:	814,900 / 814,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARASHIAN MARDIC/ETAL
Owner 2:	MARASHIAN CAROL L
Owner 3:	
Street 1:	80 HEMLOCK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,814 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1977, having primarily Vinyl Exterior and 2097 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6814.000	377,800		437,100	814,900
Total Card	0.156	377,800		437,100	814,900
Total Parcel	0.156	377,800		437,100	814,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.64 | /Parcel: 388.6

Legal Description

User Acct

58234

GIS Ref

GIS Ref

Insp Date

11/01/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 091.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	377,800	0	6,814.	437,100	814,900	814,900	Year End Roll	12/18/2019
2019	101	FV	273,300	0	6,814.	443,300	716,600	716,600	Year End Roll	1/3/2019
2018	101	FV	273,300	0	6,814.	330,900	604,200	604,200	Year End Roll	12/20/2017
2017	101	FV	273,300	0	6,814.	299,700	573,000	573,000	Year End Roll	1/3/2017
2016	101	FV	273,300	0	6,814.	287,200	560,500	560,500	Year End	1/4/2016
2015	101	FV	266,200	0	6,814.	243,500	509,700	509,700	Year End Roll	12/11/2014
2014	101	FV	258,600	0	6,814.	231,000	489,600	489,600	Year End Roll	12/16/2013
2013	101	FV	258,600	0	6,814.	219,800	478,400	478,400		12/13/2012

!7359!

PRINT

Date	Time
12/10/20	22:00:19

LAST REV

Date	Time
07/11/19	15:04:00

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7359

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLO SAMUEL J	1158-189		7/18/1996		227,500	No	No		Y

USER DEFINED

Prior Id # 1:	58234
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2014	135	Add Bath	17,500	C				
1/11/2008	65	Manual	7,300					reno finished base
6/6/2001	363	Addition	12,000	O				10X12 ADDITION-REB

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Inspected	CC	Chris C
10/16/2018	MEAS&NOTICE	CC	Chris C
6/9/2014	External Ins	PC	PHIL C
3/26/2009	Measured	197	PATRIOT
4/19/2000	Inspected	264	PATRIOT
3/14/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6814		Sq. Ft.	Site		0	70.	0.92	5									437,095						437,100	

Total AC/HA: 0.15643 | Total SF/SM: 6814 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 437,095 | Spl Credit | Total: 437,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1977	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	184.072
Other Features:	99000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446559
Depreciation:	68770
Depreciated Total:	377789

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

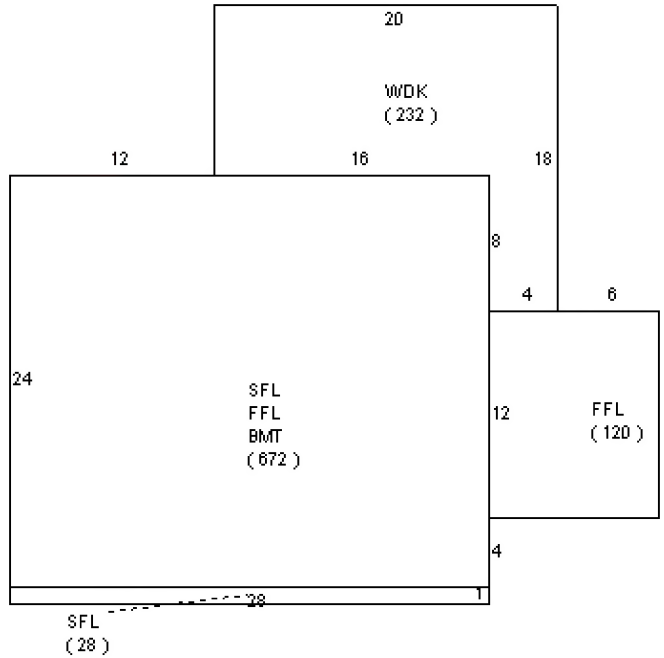
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	184.07
Special Features:	0	Val/Su Net:	157.68
Final Total:	377800	Val/Su SzAd	253.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	792	184.070	145,785
SFL	Second Floor	700	184.070	128,851
BMT	Basement	672	104.920	70,507
WDK	Deck	232	10.410	2,416
	Net Sketched Area:	2,396	Total:	347,559
Size Ad	1492	Gross Are	2396	FinArea 2097

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	